



अहवाल दिनांक : 15/09/2020

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५६ आणि ७।
गाव :- डावकी (530125)
तालुका :- अकोला
जिल्हा :- अकोला

भूमापन क्रमांक व उपविभाग : 11/4/34

भू-धारणा पद्धती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	शेताचे स्थानिक नाव :	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक अकृषिक क्षेत्र बिन शेती आकारणी	385	पब्लीक ऑननेमिटी	0.07.68	30.75	(1)			कुळाचे नाव व खंड इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) रामाकर एनएपी/34/डावकी/52/2002/2003 (1) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : — व दिनांक : — सीमा आणि भूमापन चिन्हे :

जने फेरफार क्र

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- डावकी (530125)
तालुका :- अकोला
जिल्हा :- अकोला

भूमापन क्रमांक व उपविभाग : 11/4/34

पिकांखालील क्षेत्राचा तपशील												लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
मिश्र पिकांखालील क्षेत्र												निभळ पिकांखालील क्षेत्र			
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी			

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही



"शासकीय कामासाठी निशुल्क प्रत."

दिनांक :- 27/07/2022

सांकेतिक क्रमांक :- 270500040051080000720221105

(नाव :- श्री हरी लक्ष्मणराव भास्कर)
तलाठी साक्षात :- मोहनदास शि. अकोला
ता. जि. - अकोला दि.

(326)

IN THE COURT OF DR. PRAVINKUMAR DEORE,

SUB-DIVISIONAL OFFICER, AKOLA.

Rev. Case No. NAF-34/Dabki/52/2002-2003.

Applicants :- 1. Smt. Gulabdevi Radhakrushnaji Shukla
Gruhanirmen Sanstha through
Promoter :- Arunkumar Radhakrushnaji
Shukla and himself.
R/o. Ashok Nagar, Akot Pile, Akola.

ORDER

(Passed on this ^{9th} day of ^{Feb,} 2005)

Application is made under section 44 (1) of the Maharashtra Land Revenue Code, 1966 by the applicants of Akola for permission to convert the agril. land measuring 1.52 Hectar from field survey No. 11/4 of village Dabki, Tq. & Distt. Akola for non-agril. i.e. residential purposes.

2. The applicant has furnished the following document alongwith the application.

- i) Copies of 7/12.
- ii) Copies of Tipan Utara.
- iii) Copies of Measurement sheet.
- iv) Copies of layout.

3. The layout furnished by the applicant was referred to the Asstt. Director of Town Planning, Akola for his opinion, who in turn has tentatively approved to layout vide his letter dtd. 6.1.03 and direct to demarcate the land as per approval. The opinion of the Executive Engineer, P.W.D., Akola dtd. 11.1.05, The Executive Engineer, M.S.E.B., Akola dtd. 31.12.04, The District Health Officer, Akola dtd. 12.3.03, The Resettlement Officer, Akola dtd. 27.12.02, The Asstt. Engineer, Special Project Sub. Dn. Akola dtd. 7.2.03, The Land Acquisition Officer, Akola dtd. 6.2.03, The Chief officer, Amravati Housing & Area Development Board, Amravati dtd. 6.3.03, The Executive Engineer, Water Resources Department Akola dtd. 14.7.03, The Executive Engineer, N.H. No. 13, Nagpur dtd. 21.3.02 were received.

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The proclamation is also issued but any objection is not received. The Revenue Circle Officer, Akola has given his spot inspection report dtd.27.2.03. The Sarpanch, Gram Panchayat Dabki has given Gram Panchayat resolution No.4, dtd.19.10.04 is in record. 4. The Taluka Inspector of Land Records, Akola has demarcated the land as per tentative approval and submitted the copy of measurement sheet is in record. As per measurement sheet, the applicant has furnished the demarcated layout that was again referred to the Asstt. Director of Town Planning, Akola for his final opinion, who has finally approved to demarcated layout vide his letter No. Non-agril/Dabki/F.S.No.11/4/ADTP/150 dtd.25.1.05. I, have also seen the spot and found that 11 K.V. Electric line passing through the present land, on this count the applicant had paid necessary charges to the M.S.E.B. Akola for shifting the said electric line, the no-objection is also received in this regard.



5. Taking into accounts, the above facts, I, hereby under section 44 (2) of the Maharashtra Land Revenue Code, 1966 grant permission to the applicant of Akola to convert the agril. land measuring 1.52 Hectar from field survey No.11/4 of Dabki, Tq. & Distt. Akola for laying out residential plots, subject to the following conditions:-

1) The applicant shall use the land only for which the permission is granted i.e. for residential purposes only.

2) The applicant shall pay the non-agril. assessment as shown in the statement 'A'.

3) The present rates of non-agril. assessment shall remain inforce and shall further be revised, thereafter new rates shall be ~~ask~~ charged. The

applicant is directed to pay the non-agril.assessment at the rate of Rs.00.04 paise per sq.mtrs.amounting to to Rs. 335/- 2.P.Cess Rs.2484/- Conversion tax Rs.1774/- and V.P.Cess Rs.335/-. The applicant shall also liable to pay the amount of non-agril.assessment at the revised rates, whenever such revision will be effected.

4) The applicant shall start the N.A.use of the land within one year and communicated to this office and to the Tehsildar, Akola & the date of actual commencement of the non-agril.use within thirty days, from such date, otherwise the permission stand cancelled.

5) The applicant shall not modify, alter or make any changes in the approved layout without the prior permission of the Sub-Divisional Officer, Akola.

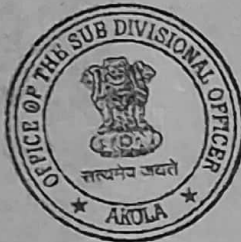
6) As per sanctioned and demarcated plan passed by the Asstt. Director of Town Planning, Akola, the applicant shall be bind to maintain demarcation on site.

7) The road & drainages shall be ~~xxx~~ constructed as first as per specification and handed over to the Gram Panchayat Debki, prior to the disposal of the plots.

8) The land reserved in layout as open space shall be kept permanently open free from any structure for the public use and shall be vested with Gram Panchayat Debki ~~xxxx~~ ~~xx~~ with free of costs.

9) The land is kept for public amenity ~~shall be~~ is absolute ~~and~~ owned and possessed under the applicant, and such land use for public amenity such as School, Colleges, Cultural club, vegetable markets, Play-ground, bus-stop, post office etc.

10) The breach of any of the conditions mentioned above or otherwise shall result in revocation of the permission and the imposition of the penalties as provided under section 45 of the M.⁴.R.Code, 1966.



11) It shall be lawful for the Sub-Divisional officer, Akola or any other officer is authorised by him to direct to removal or alteration of any building or structure erected or used contrary to the conditions, of this permission and if not removed it shall be removed by the Govt. Machinery and the expenditure will be recovered as an arrears of land Revenue.

12) The building bye-laws of the Gram Panchayat shall be binding on the applicant.

13) The land under conversion is 1.52 Hecter out of which 8100.565 sq.mtrs. is under the plots, and public amenity is 768.625 sq.mtrs. The area under road and open space is exempted from N.A. assessment under section 117 of the Maharashtra Land Revenue Code, 1966 and as such 8100.565 sq.mtrs. with 768.625 sq.mtrs. is to be levied @ Rs.00.04 paise per sq.mtrs and the amount is as under :-



	Area in Sq.mtrs.	Assessment Rs.
i) Area under the plots is assessed @ Rs.00.04 paise per sq.mtrs.	8100.565	324.05
ii) Area under the public Amenity is assessed @ Rs.00.04 paise per Sq.mtrs.	768.625	31.50
iii) Area under roads and curvature not assessed not assessed.	4804.61	--
iv) Area under open space not assessed & vested with G.P.Dabki	1526.20	--
Total	15200.00	Nett. 355.00

14) The applicant shall keep the marginal distance while constructing on the plots as under :-

Area in Sq.mtrs. of plots.	Front side Mtr.	Rear side Mtr.	Both sides. Mtrs.
Over to 300.00	4.50	3.00	2.25
Over to 150.00	3.00	1.50	1.50
Over to 100.00	3.00	1.50	1.50 on one side.



Sub-Divisional Officer,
Akola.

Copy W/c. to the Asst. Director of Town Planning, Akola.
Copy to :-

1. The Tahsildar, Akola.
2. The Sarpanch, Gram Panchayat Dobki, Tq. & Distt. Akl.
3. The Talathi mouje Dobki through Tahsildar, Akola.
4. The applicant.

27/12/09
Sd/-
S. S. S.

Sub-Divisional Officer,
Akola.

27/12/09

समस्त रचना-कारिता-प्रकार-विशेष-विभाग
जिल्हा शाखा
दस्तावेज नं. 402
दिनांक 27/12/09
सहीत न.

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STATEMENT 'A'

Statement showing to the Non-agril. assessment shall be charged in Rev. Case No. MAP-34/Dabki/52/2002-2003 for field survey No. 11/4, land measuring 1.52 Hectar and ~~measuring~~ of village Dabki, Tq. & Distt. Akola.

Sl. No. of the plots.	Area in sq. mtrs.	Non-agril. assessment @ Rs. 00.04 per sq. mtrs.	Z.P. Coss.	V.P. Coss.
1.	2.	3.	4.	5.
1.	156.00	6.25	43.70	6.25
2.	160.00	6.40	44.30	6.40
3.	159.78	6.40	44.75	6.40
4.	318.00	12.75	89.05	12.75
5.	275.00	11.00	77.00	11.00
6.	264.00	10.60	73.95	10.60
7.	247.50	9.90	69.30	9.90
8.	290.00	11.60	81.20	11.60
9.	158.95	6.35	44.50	6.35
10.	150.00	6.00	42.00	6.00
11.-A.	127.50	5.10	35.70	5.10
11.-B.	128.56	5.15	36.00	5.15
12.-A.	130.68	5.25	36.60	5.25
12.-B.	137.81	5.35	38.60	5.35
13.-A.	144.00	5.80	40.35	5.80
13.-B.	144.00	5.80	40.35	5.80
14.-A.	144.00	5.80	40.35	5.80
14.-B.	144.00	5.80	40.35	5.80
15.-A.	144.00	5.80	40.35	5.80
15.-B.	144.00	5.80	40.35	5.80
16.-A.	144.00	5.80	40.35	5.80
16.-B.	144.00	5.80	40.35	5.80
17.-A.	144.00	5.80	40.35	5.80
17.-B.	144.00	5.80	40.35	5.80
18.-A.	144.00	5.80	40.35	5.80
18.-B.	144.00	5.80	40.35	5.80
19.-A.	144.00	5.80	40.35	5.80
19.-B.	148.26	5.95	41.55	5.95
20.-A.	139.635	5.60	39.10	5.60
20.-B.	145.125	5.80	40.65	5.80
21.-A.	141.75	5.70	39.70	5.70
21.-B.	150.75	6.05	42.25	6.05
22.-A.	126.00	5.05	35.30	5.05
22.-B.	139.50	5.60	39.10	5.60
23.-A.	139.50	5.60	39.10	5.60
23.-B.	134.66	5.40	37.70	5.40
24.-A.	143.66	5.75	40.25	5.75
24.-B.	148.50	5.95	41.60	5.95
25.-A.	148.50	5.95	41.60	5.95
25.-B.	135.00	5.40	37.80	5.40
26.	230.00	9.20	64.40	9.20
27.	190.82	7.65	53.45	7.65
28.	269.50	10.80	75.50	10.80

statements contd. on 7/-



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Statement continued of Rev. Case No. MAP-34/Dabki/52/02-03
for field survey No. 11/4 land measuring 1.52 Hectar of
of village Dabki, Tq. & Distt. Akola.

1. 2. 3. 4. 5.

STATEMENT CONTINUED

29.	247.50	9.90	69.30	9.90
30.	212.625	8.50	59.95	8.50
31.	189.00	7.60	52.95	7.60
32.	175.875	7.05	49.25	7.05
33.	168.625	6.75	47.25	6.75
	8100.565	324.05	2268.15	324.05
Public Amenity Plot.No. 34.	768.625	30.75	215.25	30.75
	8869.19	Nett. 355.00	Nett. 2484.00	355.00



G. R. D.
Sub-Divisional Officer,
Akola.